

File SAFE
01/2/008 File 19 MAR 1981

MEMORANDUM FOR: Chief, Consolidated SAFE Project Office,
ODP

FROM:

Chief, Real Estate and Construction
Division, OL

SUBJECT: Status of SAFE Site Construction Costs

1. Regarding telephone conversations among Messrs.
[redacted] and the undersigned, the
following is a review of how the General Services Admin-
istration (GSA) has used the funds provided for the site
preparation work for Project SAFE.

- a. GSA design management and contract
bidding administration \$ 56,900
- b. GSA travel in connection with
paragraph a. above \$ 305
- c. GSA printing costs for construction
plans, specifications, and bidding
documents \$ 4,666
- d. A&E cost for preparing plans
and specifications \$ 128,262
- e. Construction Contract Award
price \$ 980,000
- f. GSA construction supervision \$ 36,701
- g. Change Orders
 - c.o.1 Requirement for security
mesh above partitions \$ 4,000
 - c.o.2 Route electrical riser
from "D" Vault in stairwell instead
of in existing electrical riser
because of congestion in the
present closets \$ 3,297

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c.o.3 Same as c.o. 2 above but for service from Vaults "A" and "C" and for some electrical changes in "A" Vault	\$ 9,054
c.o.4 Additional demolition not shown on the drawings including office walls in Battery Room area, sinks, fire hose cabinet, electrical closet and panels	\$ 12,494
c.o.5 Change in acid drain in Battery Room	\$ 2,600
c.o.6 Change in chilled water line routing due to conflict with "C" Vault construction	\$ 14,116
c.o.7 Reduce quantity of acid drain including demolition and repairs - Credit	\$ (1,694)
c.o.8 Change in electrical riser from "B" Vault as was done in other risers	\$ 3,852
c.o.9 The electrical in-floor ducts were found to be more extensive than shown on the drawings causing additional cost for removal and repair	\$ 2,855
c.o.10 Alter elevations of chilled water lines at 3 crossings to pass one line beneath the other	\$ 4,059
c.o. 11 Change air conditioning supply and return ducts at the Escalator Room	\$ 1,046

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2. In addition to the expenditures above, there are the following additional changes pending. These changes are not yet numbered and the prices are not firm.

a. Revision to accoustical ceiling for a credit	\$	(2,000)
b. Raise plaster height from exist- ing point to new ceiling height, approx. 6 inches in majority of Phase I area	\$	5,000
c. Patch plaster at columns in Battery Room	\$	2,000
d. Increase depth of acid pit	\$	5,000
e. Raise existing electrical conduit passing through contract area	\$	1,650
f. Claim by contractor to accomplish repairs to underfloor duct	\$	10,000
g. Changes to explosion proofing the Battery Room	\$	10,000
h. Bring UPS into UPS Room	\$	5,000
i. Install bus duct from "C" Vault to UPS including service for Phase II	\$	100,000
j. Lower ceiling in E corridor to accommodate piping needs	\$	3,000
	\$	<u>139,650</u>

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3. Summary

Funds transferred to GSA

FY77	108,200
	<u>1,027,000</u>
FY80	7,000
	5,500
	516,600
	(400,000)
FY81	<u>155,000</u>

\$1,419,300

Funds used or identified to be used
by GSA as of 27 February 1981

1,266,413
<u>139,650</u>

Contingency Remaining	<u>\$1,406,063</u>
	\$ 13,237

4. The ongoing nature of construction work will be that additional changes will be needed and that the cost of estimated changes may vary. As examples of this, the following is forecast from GSA for your information.

a. The actual change order cost for the bus duct work has been negotiated down from \$100,000 to approximately \$89,000.

b. The explosion proofing work for the Battery Room has been reexamined and redesigned. The final cost for this work is now expected to drop from \$10,000 down to the \$2,000 - \$3,000 range.

c. The need to increase the depth of the acid drain pit now appears to be unnecessary and may not become a change.

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d. An areaway shown on the drawings to be existing does not in fact exist. To construct the areaway is estimated to be in the \$4000 - \$6,000 range.

e. A temporary wall may be required around the air handler that is installed to serve Phase II on a temporary basis to reduce the impact of Phase II construction on an operational Phase I area.

5. I hope that this information will be helpful to you in tracking the site preparation increment of Project SAFE. If you desire, I can provide you with an updated accounting on a quarterly basis for the remainder of the site preparation work for Phase I and for Phase II. The update would be in essentially the same format as this memorandum. Should you need further information, please advise.



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